

2024 ECF - ALL MONITOR TOWNSHIP RESIDENTIAL CONDOMINIUMS 2 YR 4/01/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	
100-A03-000-011-00	4805 APPLETREE LANE	11/19/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$61,100	37.48	\$164,900	\$32,000	\$131,000	\$136,168	0.962	1,288	\$101.71	03-80	1.5995	
100-A03-000-021-00	4825 APPLETREE LANE	03/04/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,100	38.24	\$175,604	\$32,000	\$133,000	\$147,135	0.904	1,288	\$103.26	03-80	4.2122	
100-A03-000-028-00	4830 APPLETREE LANE	02/11/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,600	38.55	\$171,290	\$32,000	\$133,000	\$142,715	0.932	1,238	\$107.43	03-80	1.4126	
100-A03-000-028-00	4830 APPLETREE LANE	12/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,200	43.25	\$171,290	\$32,000	\$128,000	\$142,715	0.897	1,238	\$103.39	03-80	4.9161	
100-A03-000-031-00	4835 APPLETREE LANE	04/07/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,500	42.26	\$176,279	\$32,000	\$123,000	\$147,827	0.832	1,288	\$95.50	03-80	11.3998	
100-A03-000-032-00	4833 APPLETREE LANE	05/05/22	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$75,000	46.44	\$185,598	\$32,000	\$129,500	\$157,375	0.823	1,288	\$100.54	03-80	12.3177	
100-A03-000-034-00	4829 APPLETREE LANE	02/02/23	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$70,100	40.64	\$182,306	\$32,000	\$140,500	\$154,002	0.912	1,238	\$113.49	03-80	3.3727	
100-A03-000-036-00	4834 APPLETREE LANE	07/06/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,100	43.09	\$175,951	\$32,000	\$133,000	\$147,491	0.902	1,288	\$103.26	03-80	4.4301	
100-A03-000-039-00	4840 APPLETREE LANE	09/07/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$64,600	39.75	\$173,953	\$32,000	\$130,500	\$145,444	0.897	1,288	\$101.32	03-80	4.8797	
100-A03-000-047-00	4845 APPLETREE LANE	10/14/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$73,200	45.78	\$183,608	\$32,000	\$127,900	\$155,336	0.823	1,288	\$99.30	03-80	12.2676	
100-A03-000-048-00	4847 APPLETREE LANE	10/14/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,000	44.12	\$185,598	\$32,000	\$138,000	\$157,375	0.877	1,288	\$107.14	03-80	6.9166	
100-A03-000-059-00	4869 APPLETREE LANE	11/18/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$72,000	41.17	\$207,567	\$32,000	\$142,900	\$179,884	0.794	1,428	\$100.07	03-80	15.1652	
100-A03-000-060-00	4871 APPLETREE LANE	09/15/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,800	41.06	\$187,613	\$32,000	\$138,000	\$159,440	0.866	1,420	\$97.18	03-80	8.0520	
100-C02-000-002-00	5995 RED FEATHER DR	03/31/23	\$210,000	OTH	08-ESTATE	\$210,000	\$84,500	40.24	\$220,831	\$32,000	\$178,000	\$193,474	0.920	1,126	\$158.08	DO-90	2.6034	
100-C02-000-006-00	5987 RED FEATHER DR	06/30/21	\$194,050	WD	03-ARM'S LENGTH	\$194,050	\$85,400	44.01	\$229,177	\$32,000	\$162,050	\$202,026	0.802	1,224	\$132.39	DO-90	14.3926	
100-C02-000-024-00	5950 RED FEATHER DR	04/12/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,900	49.68	\$246,374	\$32,000	\$153,000	\$219,645	0.697	1,224	\$125.00	DO-90	24.9475	
100-C02-000-024-00	5950 RED FEATHER DR	02/28/22	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$91,900	47.25	\$246,374	\$32,000	\$162,500	\$219,645	0.740	1,224	\$132.76	DO-90	20.6224	
100-C02-000-033-00	5968 RED FEATHER DR	07/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,500	46.05	\$235,063	\$32,000	\$158,000	\$208,056	0.759	1,224	\$129.08	DO-90	18.6642	
100-C02-000-045-00	5992 RED FEATHER DR	12/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,900	43.45	\$220,102	\$32,000	\$168,000	\$192,727	0.872	1,126	\$149.20	DO-90	7.4355	
100-C15-000-038-00	5538 CEDARCREST LANE	05/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,100	45.55	\$225,830	\$32,000	\$168,000	\$198,596	0.846	1,373	\$122.36	FI-07	10.0115	
100-C15-000-046-00	5536 HAWTHORNE DR	12/07/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$85,100	40.54	\$204,665	\$32,000	\$177,900	\$176,911	1.006	1,373	\$129.57	FI-07	5.9539	
100-C15-000-062-00	5577 SPRING KNOLL DR	06/15/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$80,700	38.43	\$216,344	\$32,000	\$178,000	\$188,877	0.942	1,373	\$129.64	FI-07	0.3640	
100-C15-000-063-00	5579 SPRING KNOLL DR	06/21/21	\$250,200	WD	08-ESTATE	\$250,200	\$83,500	33.37	\$223,609	\$32,000	\$218,200	\$196,321	1.111	1,444	\$151.11	FI-07	16.5395	
100-C15-000-067-00	5613 SPRING KNOLL DR	10/27/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,500	39.80	\$243,844	\$32,000	\$213,000	\$217,053	0.981	1,520	\$140.13	FI-07	3.5274	
100-C15-000-072-00	5616 WINDFIELD DR	02/22/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$85,800	35.16	\$229,771	\$32,000	\$212,000	\$202,634	1.046	1,420	\$149.30	FI-07	10.0168	
100-C15-000-101-00	5620 W SPRING KNOLL DR	09/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,400	35.80	\$286,926	\$32,000	\$268,000	\$261,195	1.026	1,637	\$163.71	FI-07	8.0003	
100-C15-000-101-00	5620 W SPRING KNOLL DR	12/28/22	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$115,700	34.23	\$286,926	\$32,000	\$306,000	\$261,195	1.172	1,637	\$186.93	FI-07	22.5488	
100-C15-000-114-00	5607 CORTLAND CIRCLE	10/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,400	36.00	\$239,804	\$32,000	\$233,000	\$212,914	1.094	1,440	\$161.81	FI-07	14.8287	
100-C15-000-122-00	5643 CORTLAND CIRCLE	09/09/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,100	32.11	\$228,347	\$32,000	\$233,000	\$201,175	1.158	1,520	\$153.29	FI-07	21.2142	
100-C15-000-123-00	5645 CORTLAND CIRCLE	09/29/21	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$92,500	36.29	\$247,729	\$32,000	\$222,900	\$221,034	1.008	1,420	\$156.97	FI-07	6.2391	
100-C15-000-138-00	5640 CORTLAND CIRCLE	09/03/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,000	50.00	\$215,008	\$32,000	\$128,000	\$187,508	0.683	1,420	\$90.14	FI-07	26.3415	
100-C16-000-012-00	5638 FIRETHORNE DR	05/27/22	\$258,200	WD	03-ARM'S LENGTH	\$258,200	\$99,300	38.46	\$246,353	\$32,000	\$226,200	\$219,624	1.030	1,414	\$159.97	FI-07	8.3890	
100-C16-000-015-00	5650 FIRETHORNE DR	07/21/22	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$97,100	39.15	\$240,870	\$32,000	\$216,000	\$214,006	1.009	1,444	\$149.58	FI-07	6.3265	
100-C16-000-018-00	5656 FIRETHORNE DR	12/20/22	\$284,100	PTA	03-ARM'S LENGTH	\$284,100	\$105,600	37.17	\$265,493	\$32,000	\$252,100	\$239,235	1.054	1,547	\$162.96	FI-07	10.7725	
100-C16-000-026-00	5672 FIRETHORNE DR	06/15/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$97,900	35.60	\$262,295	\$32,000	\$243,000	\$235,958	1.030	1,434	\$169.46	FI-07	8.3792	
100-C16-000-031-00	5660 MACINTOSH DR	06/30/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,500	35.40	\$237,801	\$32,000	\$218,000	\$210,862	1.034	1,434	\$152.02	FI-07	8.7801	
100-C16-000-053-00	5607 MEADOW VIEW DR	01/23/23	\$280,000	OTH	03-ARM'S LENGTH	\$280,000	\$97,300	34.75	\$241,446	\$32,000	\$248,000	\$214,596	1.156	1,432	\$173.18	FI-07	20.9606	
100-C16-000-055-00	5603 MEADOW VIEW DR	05/07/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,000	45.50	\$244,032	\$32,000	\$168,000	\$217,246	0.773	1,432	\$117.32	FI-07	17.2735	
100-C16-000-058-00	5602 MEADOW VIEW DR	07/12/21	\$335,000	WD	08-ESTATE	\$335,000	\$116,100	34.66	\$341,496	\$64,000	\$271,000	\$284,320	0.953	1,743	\$155.48	FI-07	0.7100	
100-C16-000-067-00	5661 MACINTOSH DR	11/02/21	\$225,000	OTH	03-ARM'S LENGTH	\$225,000	\$102,600	45.60	\$271,534	\$32,000	\$193,000	\$245,424	0.786	1,514	\$127.48	FI-07	15.9659	
100-C16-000-077-00	5637 FIRETHORNE DR	06/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$91,300	33.81	\$225,963	\$32,000	\$238,000	\$198,733	1.198	1,446	\$164.59	FI-07	25.1537	
100-C16-000-081-00	5623 FIRETHORNE DR	11/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$93,200	35.17	\$232,212	\$32,000	\$233,000	\$205,135	1.136	1,527	\$152.59	FI-07	18.9784	
100-C16-000-087-00	5609 FIRETHORNE DR	08/12/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$97,400	33.59	\$241,461	\$32,000	\$258,000	\$214,612	1.202	1,422	\$181.43	FI-07	25.6119	
100-C25-000-018-00	3127 CREEKWOOD CIRCLE	09/13/22	\$188,175	WD	03-ARM'S LENGTH	\$188,175	\$83,400	44.32	\$206,475	\$32,000	\$156,175	\$178,765	0.874	1,388	\$112.52	FIRE	7.2421	
100-C25-000-028-00	3098 CREEKWOOD CIRCLE	06/30/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,700	39.86	\$217,416	\$32,000	\$188,000	\$189,975	0.990	1,388	\$135.45	FIRE	4.3550	
100-C25-000-044-00	4079 CREEKWOOD CIRCLE	03/14/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$95,700	48.09	\$237,356	\$32,000	\$167,000	\$210,406	0.794	1,477	\$113.07	FIRE	15.2348	
100-C25-000-071-00	4038 CREEKWOOD CIRCLE	12/08/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$77,400	34.10	\$208,310	\$32,000	\$195,000	\$180,645	1.079	1,388	\$140.49	FIRE	13.3410	
100-E05-000-008-00	5550 HICKORY LANE	02/25/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$204,800	37.58	\$521,329	\$78,760	\$466,240	\$453,452	1.028	2,302	\$202.54	ST/CO	8.2150	
Totals:			\$10,819,325			\$10,819,325	\$4,247,500		\$11,030,123		\$9,204,565	\$9,646,888			\$134.69		0.8096	
								Sale. Ratio =>	39.26			E.C.F. =>	0.954	Std. Deviation=>		0.1352962		
								Std. Dev. =>	4.80			Ave. E.C.F. =>	0.946	Ave. Variance=>		11.2684	Coefficient of Var=>	
2024 USED ECF: 0.954																		